

# EXHIBIT

# 40

To all People to whom these Presents shall come, Greetings:

Know Ye, That I, MARILYN MONROE MILLER, of the Town of Roxbury, County of Litchfield and State of Connecticut,

for the consideration of One (1) Dollar and other valuable considerations,

received to my full satisfaction of ARTHUR MILLER, of the Town of Roxbury, County of Litchfield and State of Connecticut,

Do GIVE, GRANT, BARGAIN, SELL AND CONFIRM, unto the said ARTHUR MILLER, his heirs and assigns forever, six (6) certain pieces or parcels of land with the buildings thereon, the first four of which are situated in the Town of Roxbury, County of Litchfield and State of Connecticut, the fifth of which is situated partly in said Town of Roxbury and partly in the Town of Woodbury in said County of Litchfield and State of Connecticut, and the sixth of which is situated in said Town of Woodbury.

First piece containing about eighty (80) acres of land, second piece containing about twenty (20) acres of land, and the third piece containing about one-eighth (1/8) acre of land, said first three pieces being the same premises conveyed to Arthur Miller and Marilyn Monroe Miller by deed of Raymond R. Leavenworth, dated October 5, 1957 and recorded in the Land Records of said Town of Roxbury in volume 29 at page 261.

Fourth piece situated in the rear of the easterly side of Schoolhouse Road, also known as Blackberry Lane, and being about six hundred seventy-five (675) feet easterly thereof and shown on a map entitled "Map of Ten Acre Tract to be conveyed to Arthur & Marilyn Monroe Miller by Helen A. Meyer Foxbury, Conn. Scale 1" = 100' January, 1958 Certified 'Substantially correct' J. T. Rogers, Surveyor" on file in the Town Clerk's Office of said Town of Roxbury, said fourth piece being the same premises conveyed to Arthur Miller and Marilyn Monroe Miller by deed of Helen A. Meyer dated March 24, 1958, and recorded in the Land Records of said Town of Roxbury in volume 29 at page 305.

Fifth piece shown on a map entitled "Map of Property conveyed to Clifford A. & Gertrude B. Brownell by Wilson D. & Ludella Whittlesey December 23, 1940 Towns of Roxbury & Woodbury Scale 1" = 100' December 1940 J.T. Rogers, Surveyor" on file in the Town Clerk's Office in said Town of Roxbury, said fifth piece being the same premises conveyed to Arthur Miller and Marilyn Monroe Miller by deed of Gertrude B. Brownell et al, Trustees, dated December 20, 1957, and recorded in the Land Records of said Town of Roxbury in volume 29 at page 283, and in the Land Records of said Town of Woodbury in volume 57 at page 351.

Sixth piece containing about seventy-one (71) acres of land, said sixth piece being the same premises conveyed to Arthur Miller and Marilyn Monroe Miller by deed of Danbury National Bank, Administrator C.T.A. of the estate of Raymond R. Leavenworth, dated June 18, 1959, and recorded in the Land Records of said Town of Woodbury.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof unto him the said Grantee, his heirs and assigns forever, to his and their own proper use and behoof AND ALSO, I the said grantor do for my self my heirs, executors and administrators covenant with the said Grantee his heirs and assigns, that at and until the enrolling of these presents I am well seized of the premises as a good indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as is above written, and that the same is free from all encumbrances whatsoever.

AND FURTHERMORE, I the said Grantor do by these presents bind myself and my heirs forever to WARRANT AND DEFEND the above granted and bargained premises to him the said Grantee and assigns against all claims and demands whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal,

this 16<sup>th</sup> day of January, 1961

Signed, Sealed and Delivered  
in the presence of

*Arthur Miller*

*Marilyn Monroe Miller*  
Marilyn Monroe Miller

[L.S.]

[L.S.]

[L.S.]

[L.S.]

*New York*  
State of ~~Connecticut~~  
*New York*  
County of ~~Hartford~~

Hartford,

On this 16<sup>th</sup> day of January 1961

Personally appeared MARILYN MONROE MILLER  
signer and sealer of the foregoing instrument, and acknowledged the same to be her  
free act and deed.

before me

*Harold G. Gordon*  
HAROLD G. GORDON  
Notary Public  
State of New York  
No. 311337275  
Qualified in New York County  
Expiration Expires March 28, 1964

WARRANTEE DEED

MARILYN MONROE MILLER

TO

ARTHUR MILLER

ted

RECEIVED for Record

of which M., and

and

at Page

Book No.

Town Clerk

Law Office

GILMAN & MARRS

49 Pearl Street, Hartford, Conn.